

Trinity Place, BARNSTAPLE

£600 pcm

John
Smale & Co.

Chartered Surveyors | Residential & Commercial Consultants



- 2 Bed 19th Century Cottage
- En Suite Bathroom and Shower Room
- Well Equipped Kitchen
- Fully Furnished
- No Pets, No Smokers, no children
- EPC Rating E

- Located in Conservation Area
- Open Plan Living Area with Woodburner
- Allocated Parking, Walled Garden
- BT Vision and Broadband Included
- Employed/Retired Only

WINTER LET ONLY- Delightful 2 bedroom 19th century cottage tucked away in quiet conservation area. Located 5 minutes level walk from Barnstaple town centre, transport links and tarka trail. Accommodation briefly comprises 2 bedrooms - 1 double & 1 twin, en-suite bathroom with roll-top bath and downstairs shower room with WC, open plan living/dining area with wood burner, well equipped kitchen, allocated parking space and courtyard garden. Fully furnished. BT Vision and Broadband Included. Available October 2019 for 6 months only. No smokers, no pets, no children, employed or retired only. Rent £600pcm and deposit £690. Fees Apply. EPC rating E.

EPC

Lounge/Dining Room

3.91m x 5.51m (12' 10" x 18' 1") Spacious open plan lounge/diner with wooden floor, woodburner, exposed stone walls

Kitchen

2.95m x 3.70m (9' 8" x 12' 2") Well equipped cottage kitchen with slate floor, electric cooker, fridge/freezer, belfast sink.

Shower Room

Shower, WC & sink

Garden

Walled garden

Bedroom 1

2.55m x 3.91m (8' 4" x 12' 10") Twin room with exposed floor boards, feature fireplace & sash windows

Bedroom 2

3.25m x 2.98m (10' 8" x 9' 9") Double room with attached en suite with roll top bath & separate shower

Bathroom

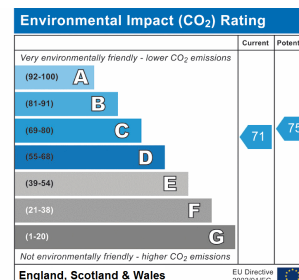
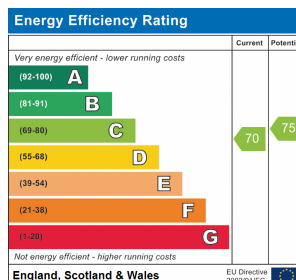
1.92m x 3.65m (6' 4" x 12') Stand alone roll top bath, WC & shower cubicle

Services

Mains gas, electric and water.
BT Vision and Broadband Included

Directions

Situated at the eastern end of Trinity St - just along from the bus station



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